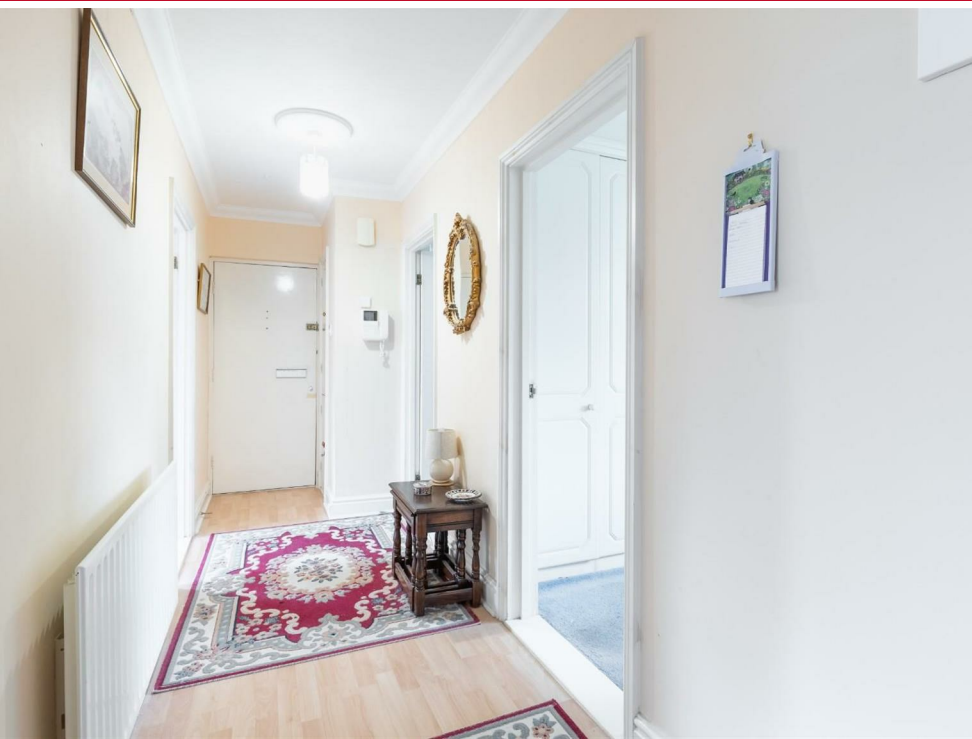


BELVOIR!

Guide Price £265,000



Flat 138, Northumberland

, Leamington Spa CV32 6HN

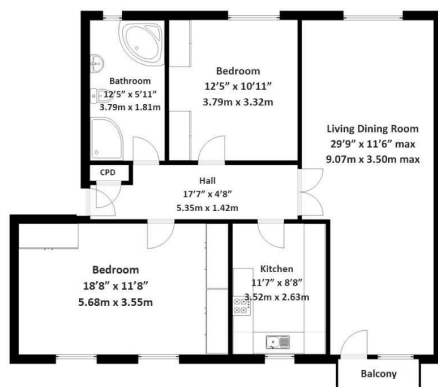
Nestled in the highly sought-after area of North Leamington Spa, this delightful 2-bedroom first floor flat offers an ideal blend of comfort, convenience, and charm. Set within a well-maintained complex, the property boasts beautifully landscaped communal gardens and the added benefit of a private garage.

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Total Living Area 87.59 square metres / 943 square feet

First Floor



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ACCOMMODATION

Upon entry, you'll find a spacious and welcoming hallway. The open-plan living and dining area is bathed in natural light thanks to dual aspect windows along with a balcony, creating a bright and airy atmosphere. Adjacent to this is a well-appointed separate kitchen, complete with ample storage and countertop space, perfect for home cooking enthusiasts.

The flat features two good-sized, versatile bedrooms, each offering potential for various uses. The bathroom features a spacious corner bath and a separate shower unit, offering both luxury and practicality for added convenience.

One of the standout features of this property is the meticulously maintained communal gardens, providing a peaceful outdoor retreat for residents. In addition, the flat includes a private garage for secure parking and extra storage, with ample parking space often available at the front of the property.

Located in North Leamington Spa, this flat offers excellent proximity to local shops, restaurants, schools, and leisure facilities. The vibrant town centre is easily accessible by car, bus, or on foot, and with quick access to major road networks, including the A46, it's an ideal location for commuters.

This property represents an excellent opportunity for comfortable, low-maintenance living in a prime location, making it perfect for first-time buyers, downsizers, or anyone seeking a stylish and well-connected home.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.